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 FIRM REGISTRATION NO. 10110400

Professional Surveying Services

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.254 ACRE (11,041 SQ. FT.) BEING THE SOUTH 80' OF LOTS 5 AND 6, BLOCK 131, ORIGINAL CITY OF AUSTIN, ACCORDING THE MAP OR PLAT OF SAID CITY ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO BURRELL D. JOHNSTON BY DEED RECORDED IN VOLUME 6204, PAGE 1163, T.C.D.R., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 20°00'00" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NUECES STREET:

COMMENCING FOR REFERENCE AT A FOUND ½" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 11TH STREET (80' R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF NUECES STREET (80' R.O.W.) FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED SOUTH 59' OF LOT 4 BEING CALLED 59' BY 69' AS CONVEYED TO J.D. WEAVER / BASTROP, LTD. BY DEED RECORDED IN DOCUMENT NO. 2009051809, T.C.O.P.R. SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 131;

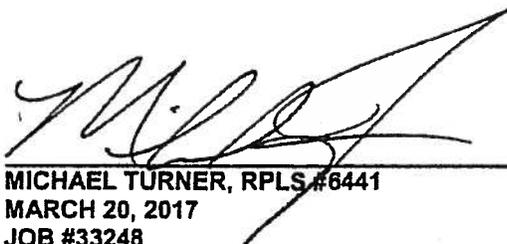
THENCE NORTH 20°00'00" EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET AND THE EAST LINE OF SAID BLOCK 131, AT A DISTANCE OF 59.52' PASSING A FOUND ½" IRON ROD FOR THE NORTHEAST CORNER OF SAID "WEAVER / BASTROP TRACT", SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED NORTH PORTION OF LOT 4 CONVEYED TO 1104 NUECES LTD. BY DEED RECORDED IN DOCUMENT NO. 1999070896, T.C.O.P.R., AND CONTINUING IN ALL A TOTAL OF 122.80' TO A SET "X" CUT IN CONCRETE CURB IN THE NORTH LINE OF A CALLED 20' ALLEY, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69°46'55" WEST WITH THE NORTH LINE OF SAID ALLEY SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 138.01' TO A SET ½" IRON ROD CAPPED "WLSA" IN THE NORTH LINE OF SAID ALLEY FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED PART OF LOTS 6 AND 7 CONVEYED TO THREADGILL PROPERTIES, LLC BY DEED RECORDED IN DOCUMENT NO. 2008005689, T.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND IRON BOLT FO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.4807 ACRE TRACT BEING THE WEST 60' LOT 7 AND ALL OF LOT 8 CONVEYED TO CITY OF AUSTIN BY DEED RECORDED IN VOLUME 11018, PAGE 879, T.C.R.P.R. BEARS NORTH 69°46'36" WEST, A DISTANCE OF 11.39';

THENCE NORTH 20°00'00" EAST WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 80.00' TO A SET ½" IRON ROD CAPPED "WLSA" FOR AN INTERIOR ANGLE POINT OF SAID "THREADGILL TRACT", SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 69°46'55" EAST WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 138.01' TO A FOUND 3/8" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED EAST 46' OF THE NORTH 80' OF LOT 5 AS CONVEYED TO JASON BLAKE TOLLETT REVOCABLE PROPERTY TRUST HAVING A TRAVIS COUNTY PROPERTY ID NO. 196702, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20°00'00" WEST WITH THE WEST RIGHT-OF-WAY LINE OF SAID NUECES STREET AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 80.00' TO THE POINT OF POINT OF BEGINNING AND CONTAINING 0.254 ACRE (11,041. SQ. FT.) OF LAND AS SURVEYED ON THE GROUND ON MARCH 6, 2017.


 MICHAEL TURNER, RPLS #6441
 MARCH 20, 2017
 JOB #33248
 GF# 113289



